# LOTTIVUE MEADOWS CONDOMINIUM ASSOCATION

**Annual Meeting** 

May 15, 2024

# 1: WELCOME

- a. Complete Sign-In Sheet
- b. Collection of Proxy Forms

Secretary to Tally both and Report during agenda item 2(b)

# 2(a): Roll Call of Board

| President Kevin M. Hustek Elected: 5/17/23 | Vice-President* Kayode J. Ijalana Elected: 5/17/23          | Treasurer* Elliott Hurford Elected: 5/17/23  |
|--|---|--|
| Secretary* Laura Huber Elected: 4/30/22    | Member-at-Large (Social Chair)* Jim Biewer Elected: 4/30/22 | *Denotes that Position is up for<br>Election during agenda item 4 of<br>this meeting |

## 2(b): Establish Quorum

- Must have 35% (Bylaws, Section 8.4)
  - Equates to 19 Co-Owners
  - Proxy Forms count towards 35%
- DO WE HAVE QUORUM?
  - If yes, proceed with meeting
  - If not, entertain a motion to adjourn and reschedule (Bylaws, Section 9.6)

#### 2: Approval of Agenda and Minutes

- c. Approval of Meeting Agenda for May 15, 2024
- d. Approval of Meeting Minutes from May 17, 2023

#### 3: Reports

- a. President's Report Kevin Hustek
- b. Vice-President's Report Kayode Ijalana
- c. Treasurer's Report Elliott Hurford
- d. Secretaries Report Laura Huber
- e. Member at Large Report Jim Biewer
- f. Nominations Report Laura Huber





# 3(c): Treasurer's Report

|  | 2023      | 2023 Actual | 2024 Budget |
|--|-----------|-------------|-------------|
| Revenue                                |           |             |             |
| Assessments:                           |           |             |             |
| Assessment Fees (Paid annually)        | 21,600.00 | 21,600.00   | 21,600.00   |
| Other Income:                          |           |             |             |
| Late Fees                              |           | 250.00      |             |
| Status Letters                         |           | 100.00      |             |
| Fines                                  |           |             |             |
| **Dues in 2021-2022 for occupied homes |           |             |             |
| Developer - Future Sprinkler Repair    |           | 1,500.00    | -           |
| Developer - Sub Sign                   |           | 4,050.00    | -           |
| Sub-Total                              | 21,600.00 | 27,500.00   | 21,600.00   |
|  |           |             |             |
| Expenses                               |           |             |             |
| Admin.                                 |           |             |             |
| Management Fees                        | -         |             | -           |
| PO Box/Postage/ Office Supplies        | 300.00    | 281.15      | 300.00      |
| Accounting                             | 150.00    | -           | -           |
| LLC Filing Fee                         |           | 20.00       | 20.00       |
| Check/Deposit Stamp Order              |           | 50.98       |             |
| Website Hosting (Billed every 4 years) | 100.00    | 143.52      | 40.00       |
| Website Domain (Billed every 3 years)  |           | 40.51       | 15.00       |
| Loss from Online Payments              |           | 0.55        |             |
| Sub-Total                              | 550.00    | 536.71      | 375.00      |
|  |           |             |             |
| Operations                             |           |             |             |
| Electric (Entry and mailbox lights)    | -         | 23.83       | -           |
| Water - Irrigation                     | -         | -           | -           |
| Sub-Total                              | -         | 23.83       | -           |
|  |           |             |             |

# 3(c): Treasurer's Report (continued)

| Maintenance                             |           |           |           |
|---|-----------|-----------|-----------|
| Spring & Fall Clean-up                  | 350.00    | -         | 700.00    |
| Lawn Cutting                            | 8,082.50  | 2,700.00  | 2,925.00  |
| Fertilizer                              |           | 2,220.00  | 4,680.00  |
| Landscaping - Flowers/Trees/Shrubs      | 1,500.00  | 648.00    | 5,850.00  |
| Storm Water Maintenance                 | 540.00    | •         | 540.00    |
| Irrigation Maintenance                  | -         | -         | -         |
| Road / Sidewalk Maintenance             | -         | •         | -         |
| Snow Removal                            | 5,000.00  | 1,850.00  | 5,000.00  |
| Misc Maintenance Expense - Construction |           | 124.82    | •         |
| Tree Removal (3 years)                  |           | 583.33    | 583.33    |
| Sub Sign for Rock                       |           |           | 4,000.00  |
| Sub-Total                               | 15,472.50 | 7,418.00  | 24,278.33 |
|   |           |           |           |
| Fees & Insur.                           |           |           |           |
| Tax & Permits                           | -         | •         | •         |
| Insurance                               | 500.00    | 1,089.00  | 1,300.00  |
| Legal Fees                              | 2,800.00  | 1,686.50  | 1,000.00  |
| Sub-Total                               | 3,300.00  | 2,775.50  | 2,300.00  |
|   |           |           |           |
| TOTAL OPERATING EXPENSES                | 19,322.50 | 10,754.04 | 26,953.33 |
|   |           |           |           |
| Reserves                                |           |           |           |
| **Reserve Fund for Deferred Maintenance | 2,160.00  | 2,160.00  | 2,160.00  |
| (minimum 10% of Annual Assessment per   |           |           |           |
| by-laws)                                |           |           |           |
|   |           |           |           |
|   |           |           |           |

# 3(c): Treasurer's Report (continued)

| Net Income (Loss)                           | 117.50    | 14,585.96 | (7,513.33) |
|---|-----------|-----------|------------|
|   |           |           |            |
| Total Bank Balance as of end of fiscal year |           | 23,460.28 |            |
|   |           |           |            |
|   |           |           |            |
| Annual Assessment per household             | 400.00    | 400.00    | 400.00     |
|   |           |           |            |
| Actual Total Billed                         | 21,600.00 | 27,500.00 | 21,600.00  |
| Collected                                   |           | 21,600.00 |            |

#### 3(d): Secretaries Report



2023 Board of Directors

President Kevin Hustek

Vice-President Kayode Ijalana

Escatas

Laura Hub

YES, I would like to be a candidate for the Lottivue Meadows
Condominium Association Board of Directors.

ANNUAL MEETING NOMINATION PROFILE

CANDIDATE INFORMATION

NAME: Kayode J. Ijalana

UNIT ADDRESS: 49642 Manistee Dr.

EMAIL: kayodeijalana@gmail.com

L; kayodeijalana@gmail.com PHONE;

\*\*\*The below information may be summarized and presented ton a candidate summary\*\*\*

POSITION OF INTEREST: Vice Presiden

PROFESSIONAL & EDUCATIONAL BACKGROUND:

I hold a Bachelor's degree in Computer Science and have accumulated more than 13 years of experience in the IT industry,

specifically in developing and managing hardware and network infrastructure as well as software.

REASON FOR RUNNING:

believe I have made some positive contribution to the HOA board by leveraging my skills and experience in the past two years,

I am also passionate about building a strong community and fostering a sense of belonging among residents, which aligns with the goals of the HCA.

SPECIAL SKILLS OR EXPERIENCE I CAN CONTRIBUTE TO THE BOARD:

I have over 5 years of experience working with various stakeholders using my interpersonal, organizational, and technological skills in solving diverse issues

diverse issues. I believe these skills will continue to be valuable to the board as we continue to navigate to become a more established HOA.

ADDITONAL COMMENTS:

I am excited about the opportunity to continue to serve our HOA and continue to make positive impact on the community. I am committed to continue

the collaborative engagement with other board members, and residents to achieve our shared goals.

Thank you for considering my candidacy for the Vice President.

Kayode J. Ijalana

Karpen Har

05-12-2024

305-496-5060

Co-owner's Printed Name Co-owner's Signature

Date



2023 Board of Directors

President Kevin Hustek

Vice-President

Treasurer Elliott Hurford

Secretary Laura Huber Social Chair ANNUAL MEETING NOMINATION PROFILE

YES, I would like to be a candidate for the Lottivue Meadows Condominium Association Board of Directors.

CANDIDATE INFORMATION

NAME: Laura Huber

UNIT ADDRESS: 33764 Menominee Ct

EMAIL: laura morgan@yahoo.com

PHONE: 586-206-5468

\*\*\*The below information may be summarized and presented ton a candidate summary\*\*\*

POSITION OF INTEREST: Secretary / Treasurer

PROFESSIONAL & EDUCATIONAL BACKGROUND:

I have a degree in Accounting, with 20+ years of bookkeeping experience, and 10+

years of Office Management, Payroll and Human Resources.

REASON FOR RUNNING:

To continue working with the board to maintain and improve common elements, while keeping costs

down. I would like to see current open items through to completion within the next term.

SPECIAL SKILLS OR EXPERIENCE I CAN CONTRIBUTE TO THE BOARD:

Clerical and accounting skills allow me to assist in keeping our accounting records accurate and complete.

Human Resource skills provide me the ability to be fair and unbiased in making decisions

concerning issues that may arise within the community.

ADDITONAL COMMENTS:

I have enjoyed my time on the board for the past 2 years and hope to have the opportunity to

serve our community for another 2 -year term.

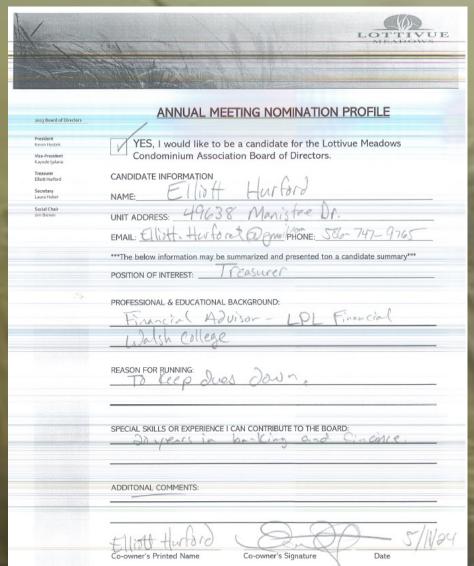
Laura Huber

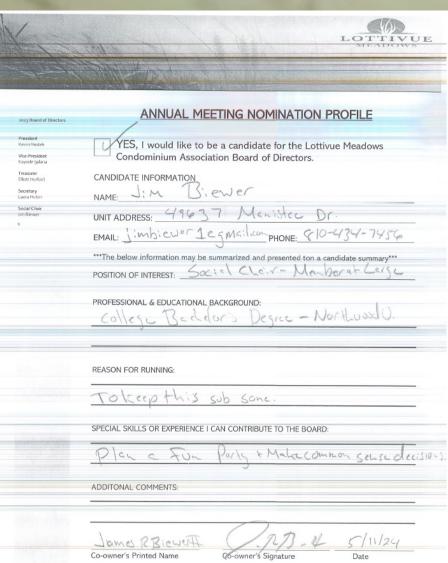
Co-owner's Printed Name

saM. Stuker

5/12/2024

### 3(d): Secretaries Report (continued)





## 3(e): Member-at-Large Report



### 3(e): Member-at-Large Report (continued)









6TH - 7:00PM

**CORNHOLE**TBD LOCATION

13TH - 7:00PM

**VOLLEYBALL** 

BRANDENBURG PARK

27TH - 7:00PM

**BASKETBALL** 

**BRANDENBURG PARK** 



11TH - 7:00PM

**CORNHOLE**TBD LOCATION

18TH - 7:00PM

**PICKLEBALL** 

BRANDENBURG PARK

25TH - 7:00PM

**EUCHRE** 

TBD LOCATION



1ST - 6:00PM

SUMMER OLYMPICS
KARA COURT

8TH - 7:00PM

**VOLLEYBALL** 

BRANDENBURG PARK

15TH - 6:00PM

**BIKE BAR CRAWL** 

DOWNTOWN NEW BALTIMORE

22ND - 7:00PM

**CORNHOLE** TBD LOCATION





- a. Approval of the Fiscal Year 2024-25 Budget
- b. Election for three (4) Expiring Board Seats
  - i. Complete and Tally Ballots

# 5: Community Discussion a. Open Discussion/Roundtable 6: Adjournment